

Approved  
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EFV



# MINUTES ARCHITECTURAL REVIEW BOARD

November 8, 2010

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

## MEMBERS

Marilynn Mendell, Chair  
Donna Chasen  
Jamie Scully  
Owen Lindauer  
J. Gordon Brown

## MEMBERS ABSENT

Lisa Peverill, Vice Chair

## CITY STAFF

Erik Nelson, Senior Planner  
Sheree Waddy, Recording Secretary

Ms. Mendell called the Architectural Review Board to order at 7:30 p.m.

## OPENING REMARKS

Ms. Mendell determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

## APPROVAL OF AGENDA

Ms. Mendell asked if there were any other changes to the agenda.

Ms. Chasen asked to add Other Business Item 6 – Scheduling the annual December dinner.

Mr. Nelson asked to add Other Business Item 7 – Discussion of 1407 Caroline Street.

Mr. Lindauer made a motion to accept the agenda, as amended. Mr. Scully seconded. The motion carried unanimously.

## REVIEW OF MINUTES

Ms. Mendell asked if there were any changes to the October 18 and October 23, 2010 meeting minutes.

Mr. Lindauer said he would like the October 23 minutes to reflect that Mr. Brown observed that the Board would need to consider substitute materials on a case by case basis.

Ms. Chasen made a motion to accept the October 18, 2010 minutes as submitted and the October 23, 2010 minutes as amended. Mr. Scully seconded. The motion carried unanimously.

### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Ms. Mendell asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said that they had.

### **APPLICATIONS – REGULAR AGENDA**

#### **1. 810 Princess Anne Street (Habalis Construction) – Exterior alterations**

The applicant Habalis Construction LLC, was represented by Jay Holloway. He provided a brief description of the proposed windows. He explained that the existing windows had very little redeeming quality, and are covered in lead paint. He said that painting the windows would require full containment, which is a very expensive and time consuming process. Mr. Holloway said the replacement windows would be simulated divided light, aluminum clad wood windows and that the exterior casing would be replaced with AZEK.

There was no public comment.

Mr. Brown asked if the exterior grids on the proposed windows would have a profile.

Mr. Holloway said the exterior grid would have a putty glaze look and the interior would have a raised profile, approximately 7/8 inch width. The storm windows would be removed. The trim detail on the middle windows will also be retained.

Ms. Chasen asked if there was a drip molding on the lower windows.

Mr. Holloway said yes, and that it would be carried over to the new windows.

Mr. Brown asked for clarification on which windows would be replaced.

Mr. Holloway said all the windows on the northern elevation would be replaced.

Mr. Scully asked for additional information about the window brand.

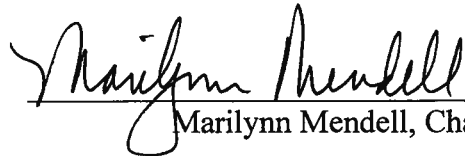
Mr. Holloway explained that Eagle was a brand of Anderson Windows, distributed only to architects and contractors.

Ms. Chasen said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Brown seconded. The motion carried unanimously.

## **Other Business**

1. Informal review (Alterations related to Presbyterian Church properties) – Bruce Wardell, the architect, presented initial plans for creating accessibility to the church sanctuary and fellowship hall, renovation of the Hanover House, demolition of the garage and creation of a one-way drive-through, and a two-story addition on the rear of the rowhouses. The Board discussed needed modifications to install an elevator, and the configuration of the parking areas. The Board agreed to meet on-site prior to final submittal of the application.
2. Informal review (Alterations to Shiloh Baptist Church (New Site)) – Mr. Nelson explained that the Church wanted to remove the window air conditioning units in two windows and install through-the-wall units below the windows. The Board suggested that the Church consider other alternatives to creating new holes in the wall.
3. Planning Commission agenda – Mr. Nelson transmitted the agenda.
4. Proposed amendments to Rules of Procedures – Mr. Nelson transmitted the proposed amendments to the Board for their review. He said they could adopt the final version next month. There was no further discussion.
5. Draft Annual Report – Mr. Nelson transmitted the draft Annual Report for the Board's review.
6. Annual December dinner – Ms. Chasen suggested that the Board schedule a date and location for its annual December dinner. Mr. Nelson said if the Board agreed he would propose some dates and restaurants and e-mail the information. The Board agreed.
7. 1407 Caroline Street – Mr. Nelson explained that the house was for sale and that the disposition of the house would be the question of greatest concern to potential buyers. Mr. Scully suggested that the Board and HFFI meet on site. The Board agreed, Mr. Scully said he would schedule a date.

The meeting adjourned at 9:13 p.m.

  
Marilynn Mendell, Chair